



Draft Supplemental Environmental Assessment

## **REPLACE PUBLIC SERVICES BUILDING**

City Of South Bend, Washington

FEMA DR-1361-WA HMGP

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# **FEMA**

U.S. Department of Homeland Security  
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## Introduction

The City of South Bend, Washington implemented Alternative I as outlined in the Environmental Assessment (EA) by demolishing a small wooden structure and constructing the new City Administration Building on Lots 26, 27, & 28 Block 19 South Bend, Corrected.



**Photo #1 New City of South Bend – City Administration Building**  
**Taken From: First Street (Between Willapa & Central Avenues)**  
**Taken On June 14, 2005**

The city began preparations for designing the construction of the new Fire Hall at the site of the old Public Services Building (City Hall/Fire Station). As part of that process, the city conducted a soils/foundation tests/analysis and found serious problems. The City's Soils expert, Structural Engineer, and Contractor determined the proceeding with the project would likely damage the nearby Lumber Exchange Building. The City evaluated their alternatives and elected to abandon the current old Public Services Building site and move the new Fire Hall to a new location, Lot 21-25 Block 19 South Bend, Corrected. This new site is located southwesterly of the newly constructed City Administration Building. The city of South Bend purchased the property, demolished a house (203 Willapa Ave) and cleared and grubbed the site.



**Photo #2 Proposed location of new Fire Hall**  
**Taken From: Willapa Avenue (South of First Street)**  
**Taken On June 14, 2005**



**Photo #3 Proposed location of new Fire Hall**  
**Taken From: Willapa Avenue (South of First Street)**  
**Taken On June 14, 2005**

This “Addendum” amends the original EA by evaluating the new proposed Fire Station project as part of the preferred alternative.

## **Purpose and Need for the Project**

The purpose and need for the project remain the same as outlined in the EA.

## **Project Alternatives**

Modify Alternative I as outlined in the EA by constructing the new Fire Hall at a new location using the same basic design (modified alternative). The new location would be southwesterly of the new City Administration (Lots 21-25, Block 19 South Bend, Corrected. The current Fire Station would be demolished. The site would be cleared and used as either a parking lot (using pervious paver blocks) or a passive park (planted).

The City evaluated another site in the City, the Old Foundry Site located at 208 West Robert Bush Drive (Also Known As US Highway 101). The City decided against this site due to property cost, site clean-up risks (as a foundry site, there existed a high potential for soil contamination) and separation (about ½ mile) from existing government services (City Administration Building, Post Office, and Library).

## **Affected Environment and Environmental Consequences**

The Affected Environment and Environmental Consequences for the modified alternative are the same as described in the original EA except for the following (presented in the same order as the original EA).

### **Floodplain Management**

This section of the EA is still valid with the following comments: The city filed National Flood Insurance Program – Elevation Certificate states the lowest ground surface elevations at Lots 21-25, Block 19 (proposed Fire Hall) is 10.4 feet NGVD. The 100-year and 500-year flood elevations for this site are 10.9 and 11.4 feet, respectively. Because the Fire Hall is a “critical” facility the City has decided to design the concrete slab floor so the top of the finish floor is elevation 13.0 feet (or higher). The slab will be poured on select compacted fill; however, piling will structurally support the slab. The affected environment described in the original EA is the same for this modified alternative.

The Executive Order 11988 Floodplain Management – Checklist included in the EA is still valid and applicable for the modified alternative.

### **Geology And Soils**

On June 14, 2005 the Mayor provided anecdotal information regarding the original development of the city of South Bend in the vicinity of the Public Services Building. Evidently a slough meandered through this portion of South Bend (a copy of the

museum's map is available). The slough was filled with dredged material to create building sites (which included the old Public Services Building and Lumber Exchange Building). Through the soils testing process it was determined several large logs were present under the old Public Services Building. It appears these logs were in the slough when the slough was filled.

The Recommendations section of the Subsurface Investigation report prepared by Materials Testing & Consulting contains (in part) the following:

- Pre-drill pilot holes through the log layer to a depth of about 30 feet,
- Drive piles to a depth of at least 65 below existing ground surface,
- Piles should be driven for their full depth utilizing a diesel, steam or air hammer developing at least 15,000 ft-lbs of energy per blow.

The Mayor received expert opinions from their design/structural engineer and a contractor (specializing in pile driving) advising the City to avoid driving piles for the new Fire Station because it would jeopardize the nearby Lumber Exchange Building. The Lumber Exchange Building appears to be located over the same slough and experiences some of the same soil foundation problems (differential settlement, cracking, loss of structural integrity) as the old Public Services Building to the point of being vacated. The city is concerned because any ground movement/shaking construction activity near the Lumber Exchange Building has the potential to cause further damage (including collapse).

Because of the risk and cost associated with constructing a new Fire Hall at the old Public Services Building, the city chose to construct the new Fire Hall in a different location (southeast of the new City Administration Building). Soils tests and analysis were performed at the new site and it was determined the site was much more suitable. About 25-30 piles will be required to support the Fire Hall at the chosen location.

The modified alternative will have the same consequences as described for Alternative 1 in the original EA. Through the design phase any additional potential impacts will be identified, analyzed and minimized.

### **Cultural Resources (Historical/Archaeological)**

The Area of Potential Effect (APE) as defined in the original EA is expanded to include the proposed new Fire Hall location (Lots 21 – 25 Block 10). By letter dated May 14, 2004 the Washington State Office of Archaeology and Historic Preservation states the existing structure on the property is not listed in the Washington Heritage Register or National Register of Historic Places and lack sufficient architectural integrity. In addition, the Section 106 review of standing structures and cultural resources (April 26, 2002) by Mary Neustadter stated in part, "A historic resources survey of South Bend was done in the 1970's. The result was a recommendation for a multi-resource nomination of buildings and structures related to the early history of the town. A historic district nomination was not justified because the interrelationship between the remaining early resources was not strong enough to convey a visual sense of an overall historic environment. This is even truer today as additional buildings have been demolished and



new buildings have been constructed to further erode the character of a potential historic district. Three small buildings constructed in the early 20's including 1102, 1114, and 1118 First Street are individually undistinguished." The report concluded the proposed project will have no Adverse Effect on historic properties in South Bend.

During the excavation phase of the construction of the new City Administration Building the site was monitored for evidence of cultural/archaeological resources and none were observed. Because the exact location of the inn owned by the Chinese laborers, as discussed in the original EA, is not known and scavengers have found and collected some artifacts at active excavation/construction projects, archeological monitoring will be required as a project condition.

FEMA has made the determination the modified alternative (including mitigation measures) would have "No Adverse Effect" on historic properties and archaeological resources in South Bend for the same reasons as outlined in the original EA.

### **Cumulative Impacts.**

As a dependent (but not federally funded) action the city of South Bend decided to avoid the problems associated with the current Fire Station location by purchasing an alternative site (Lots 21-25). The house was demolished and the property was cleared and grubbed in preparation for the construction of the new Fire Hall. This action was not anticipated nor funded by FEMA at the time of the original grant approval. After the action was completed, the city requested additional FEMA funding for building the new Fire Hall.

According to the Mayor the City intends demolish the old Public Services Building and retain the property as either a parking lot using permeable paver blocks or as a seeded and planted passive park

This portion of South Bend will continue to house several governmental functions (U.S. Post Office, City Library, City Administration Building, City Fire Hall, and City Operations & Maintenance Shops). The project will not impact future development as the public services function has not changed nor the location substantially moved from its previous location.

### **Mitigation of Unavoidable Adverse Impacts Associated with the Alternatives**

Mitigation refers to actions that would reduce or eliminate potential adverse environmental impacts that could result from the proposed action. The potentially adverse impacts described in the EA and modified by this Addendum are minor and do not require any formal mitigation. The following measures outlined in the original EA are valid for this modified alternative:

1. The city of South Bend will be responsible for obtaining and complying with all required local, state, and Federal permits/regulations/codes/standards prior

to project implementation. The soils at the sites, seismic standards, and foundation problems with the current PS Building will be analyzed. The new structures will be designed to provide stable buildings.

2. The design will incorporate permanent storm drainage facilities in compliance with city of South Bend Ordinance #1227 (LAND ALTERATION AND SURFACE WATER CONTROL). These facilities will include features to limit the peak flow rate from the site and collect pollutants. The city will be responsible for the continued operation and maintenance of these facilities.
3. The design and construction of the new structures will be in compliance with city of South Bend Ordinance #1167 (FLOOD DAMAGE PREVENTION). This Ordinance requires (among other things) the building be flood proofed to an elevation of 12.0 ft MSL (one foot above the Base Flood Elevation).
4. The construction will comply with local, state, and federal requirements related to preparation and implementation of erosion control plans, allowable turbidity, discharge of storm water from construction sites, periodic inspections, and use of clean and well-maintained equipment. This includes city of South Bend Ordinance #1227 (LAND ALTERATION AND SURFACE WATER CONTROL).
5. The city of South Bend will analyze the buildings to be demolished and prepare an inventory of items to be salvaged. The demolition portion of the contract will include provisions to maximize salvage opportunities in addition to items on the inventory list.
6. The city of South Bend is responsible for determining the presence of hazardous materials. If hazardous materials are found or encountered during the project, the applicant will comply with applicable federal, state and local hazardous materials handling and disposal requirements.
7. An Archeologist meeting the Secretary of the Interior's Standards will be on site to monitor the excavation. Should historically or archeologically significant materials (or evidence thereof) be discovered during the implementation of the project, the project shall be halted until FEMA (in consultation with SHPO, the Applicant and other concerned parties) develops and implements appropriate measures to ensure the project is in compliance with the National Historic Preservation Act.
8. If deviations from the proposed scope of work result in substantial design changes, the need for additional ground disturbance, additional removal of vegetation, or result in any other unanticipated changes to the physical environment, the Grantee must contact FEMA, and a re-evaluation under NEPA and other applicable environmental laws will be conducted by FEMA.